# Jade Dennis'

# Low-Income Housing Tax Credit Fraud,

# EVIDENCE EXPLAINED

## Volume 1:

## Jade Dennis Cruz of SLUMLORD Boston YMCA and PREDATORY Cruz Management Company

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**3. (LAW080000)** Law / Remedies & Damages

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## INTRODUCTION

The corporate coverup by **SLUMLORD YMCA of Greater Boston** and **PREDATORY Cruz Management Company** continues as I continue shedding a brighter and brighter light on ***THE ACTIVE, DOCUMENTED, AND EASILY PROVABLE FACT*** that **Jade Dennis (Jade Cruz) is a CRIMINAL who is defrauding vulnerable and fearful Huntington House tenants through the Low-Income Housing Tax Credit (LIHTC) Program.** I found the CORRECT chart that actually proves that fact, as the **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz)**, had intentionally submitted to the **BIASED AND ELITIST Eastern Housing Court** the wrong chart in the March 24, 2026, use and occupancy hearing.

I will go into details in another e-book about how the **BIASED AND ELITIST Eastern Housing Court** handled the evidence presented in this e-book in the retaliatory eviction case that the **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz)**, brought against me in September 2025 before arrogantly handing me the final pieces to the **LIHTC fraud** puzzle in March 2026. The **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz),** wanted to silence me by evicting me in the winter of 2025 during the holiday

season. The eviction effort continues into the summer of 2026 where it seems very likely that the **BIASED AND ELITIST Eastern Housing Court** will oblige the **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz)**, now that the Federal Court has made it clear that it cannot intervene in this matter due to the Younger Doctrine.  Look it up.

What the **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz)**, and all those who are working to coverup her **federal tax crimes**—including those at the **BIASED AND ELITIST Eastern Housing Court**—are too arrogant to comprehend or accept is that a wrongful eviction will ONLY make me work harder in bringing more and more attention to the financial, emotional, and psychological abuse of **Huntington House** tenants. Much to the disappointment of **SLUMLORD YMCA of Greater Boston, PREDATORY Cruz Management Company, ELITIST AND BIASED Eastern Housing Court**, the **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz)**, and anyone else rooting for and working for my wrongful eviction, it will ONLY render me inconvenienced for a while.

Sorry, DEMONS, but I will not be homeless. I will not be in a shelter. I will not be in a housing program. I will not be sleeping on someone's couch or floor. I will be comfortably housed, I promise.

I will ONLY experience the inconvenience and stress typically associated with moving. An eviction will not break me. An eviction will not destroy me. An eviction will not drive me insane. An eviction will not cause me to commit suicide. An eviction will not stop me from continuing my pursuit of accountability and justice in and outside of the legal system. An eviction will ONLY cause me to work harder, smarter, and infinitely more creatively in my pursuit of accountability and justice! Understand and believe that fact!

Also, a wrongful eviction will leave me with far more time than I have right now to bring more attention to the coverup of ***active, documented, and easily provable*** **LIHTC fraud by the LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz)**, by **SLUMLORD YMCA of Greater Boston, PREDATORY Cruz Management Company, BIASED AND ELITIST Eastern Housing Court**, and all those to whom I have submitted the evidence in this e-book to. I will absolutely devote my life:

- To broadcasting this evidence on social media *every single day*;
- To passing out flyers about this evidence *every single week;* and
- To publishing more and more e-books on various platforms about this evidence *every single month.*

ONLY DEATH will permanently silence me from seeking full accountability and deserving justice in this matter in the courts and in the offline and online Courts of Public Opinion. Death. Not a retaliatory, illegal, wrongful, or constructive eviction. Not a court order. Not homelessness or a housing crisis that those who work for **SLUMLORD YMCA of Greater Boston, PREDATORY Cruz Management Company, and BIASED AND ELITIST Eastern Housing Court,** specifically, think they are about to plunge me into. DEATH will be the ONLY permanent silencer!

So, in this first volume of my new **EVIDENCE EXPLAINED** series I feature clear and convincing, irrefutable evidence that proves beyond a reasonable doubt that **Jade Dennis (Jade Cruz) IS a LIHTC CRIMINAL and EVIL BITCH who should be prosecuted to the fullest extent of the law for stealing *at least $200 a month per targeted Huntington House tenant* since February 2025.** The same should be done to every individual who is aiding and

abetting THIS VILE CREATURE'S criminality by protecting IT instead of protecting the marginalized members of society IT has been terrorizing as **PREDATORY Cruz Management Company** "property manager" for **SLUMLORD YMCA of Greater Boston. May the Law of Karma destroy them all on every level for illegally pocketing hundreds of thousands, if not millions of dollars in tax credits just as the LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz), has been pocketing *at least $200 per month, per targeted tenant* specifically, but not exclusively, through the Low-Income Housing Tax Credit Program.**

These documents, which prove **low-income housing tax credit fraud by the EVIL BITCH, Jade Dennis (Jade Cruz),** have been submitted to, *or will soon be added to*, complaints filed in the **ELITIST AND BIASED Eastern Housing Court**, with their good ol' buddies in the Massachusetts Appeals Court, and in the following courts where I have an *actually honorable* judge in the first listing and where I hope to encounter the same in the second two listings:

- The United States District Court for the District of Massachusetts (Case Number: **1:25-cv-12807-IT**);
- The Suffolk Superior Court (Case Number: **2684CV01597**); and

- The Boston Municipal Court (Criminal Case Number: **2601AC001916).**

## The **EVIDENCE EXPLAINED**

The **Low-Income Housing Tax Credit (LIHTC) CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz),** became **PREDATORY Cruz Management Company** "property manager" for **SLUMLORD YMCA of Greater Boston** in February 2025 and IMMEDIATELY started robbing **Huntington House** tenants:

- Through the **LIHTC Program by *at least $200 per month per targeted tenant***;
- Through **Security Deposit scams; and**
- **Through targeting certain subsidized tenants with regular, unexplainable bills that exceed their tenant-share established by the Boston Housing Authority.**

**The tenants paid and pay the bills for fear of losing their *non-portable* housing subsidy in a city where the price of *studio apartments* starts at $3000.**

**THESE ARE THE FACTS WITH THE EVIDENCE EXPLAINED REGARDING THE RENT RATES FOR UNSUBSIDIZED, LIHTC SINGLE ROOM OCCUPANCY**

**(SRO) UNITS IN THE BOSTON AREA THAT THE LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz), HAS NOT BEEN APPLYING, WHILE SIMULTANEOUSLY SECURING FEDERAL TAX CREDITS FOR SLUMLORD YMCA OF GREATER BOSTON AND PREDATORY CRUZ MANAGEMENT COMPANY.**

**1.** The absolute legal maximum rent ceiling for a **LIHTC** SRO unit in Boston is capped at the **60% Area Median Income (AMI) limit** [26 U.S.C. § 42]. Refer to the Boston.gov chart or **EXHIBIT 1**.

**2. The absolute highest possible legal cap for a 60% AMI SRO unit is $949.** Refer to the Boston.gov chart or **EXHIBIT 1**.

**3.** The **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz),** charges vulnerable, fearful, and UNSUBSIDIZED **SLUMLORD YMCA of Greater Boston Huntington House** residents former or current **Boston Housing Authority** "contract rents" of $1,308 or $1,259. Refer to **Exhibits 2-10.**

**4.** A **Boston Housing Authority** **"contract rent"** amount is **only applicable if** an active Section 8 **Housing Assistance Payment** (**HAP**) voucher is paying a

monthly subsidy to bridge the gap [26 U.S.C. § 42]. Refer to **Exhibit 7** or the "Resident Ledger (NON HAP)."

**5.** The **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz),** is a **PREDATORY Cruz Management Company** senior "property manager." ITS overcharging *unsubsidized* **Huntington House** tenants of **SLUMLORD YMCA of Greater Boston** by *at least $200 a month* is NOT an accident.

**6.** The **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz),** signs ITS documents "C3P." Refer to **Exhibits 9 and 10.** C3P stands for "Certified Low-Income Housing Tax Credit Compliance Professional." This **VILE CREATURE** is overcharging *unsubsidized* **Huntington House** tenants of **SLUMLORD YMCA of Greater Boston** by *at least $200 a month* and it is NOT an accident.

EXHIBIT 1

# Income & Rent Limits_August 4, 2025 from boston.gov

City of Boston Inclusionary Housing

2025 Income Limits, Maximum Sales Prices & Maximum Affordable Rents based on Area Median Income

Income Limits

2025 Maximum Affordable Rents*

*The federal rent ceiling for LIHTC SRO units in Boston is $949.*

| Bedrooms | 30% AMI | 40% AMI | 50% AMI | 60% AMI | 65% AMI | 70% AMI | 75% AMI | 80% AMI | 90% AMI | 100% AMI | 110% AMI | 120% AMI | 150% AMI |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SRO | $444 | $613 | $781 | $949 | $1,033 | $1,118 | $1,203 | $1,287 | $1,455 | $1,623 | $1,791 | $1,960 | $2,465 |
| Studio | $592 | $817 | $1,042 | $1,266 | $1,377 | $1,490 | $1,604 | $1,716 | $1,940 | $2,164 | $2,388 | $2,614 | $3,286 |
| 1 | $700 | $961 | $1,223 | $1,484 | $1,614 | $1,746 | $1,878 | $2,009 | $2,269 | $2,533 | $2,794 | $3,056 | $3,841 |
| 2 | $782 | $1,080 | $1,380 | $1,680 | $1,828 | $1,978 | $2,128 | $2,278 | $2,578 | $2,876 | $3,176 | $3,476 | $4,374 |
| 3 | $871 | $1,206 | $1,545 | $1,880 | $2,047 | $2,216 | $2,384 | $2,554 | $2,890 | $3,227 | $3,565 | $3,900 | $4,910 |
| 4 | $959 | $1,332 | $1,707 | $2,081 | $2,267 | $2,454 | $2,642 | $2,829 | $3,202 | $3,577 | $3,951 | $4,324 | $5,447 |
| 5 | $1,048 | $1,453 | $1,857 | $2,260 | $2,462 | $2,664 | $2,866 | $3,069 | $3,472 | $3,877 | $4,281 | $4,683 | $5,896 |

*Based on Area Median Income (AMI) as determined by HUD for the Boston-Cambridge-Quincy HUD statistical area subject to a 4% increase cap.

# EXHIBIT 2

EX-3 3/24

CRUZ MANAGEMENT
Celebrating Excellence Since 1948.

280 WARREN ST.
BOSTON, MA 02119 USA

617-247-2389
CRUZCOMPANIES.COM

Huntington House

**All Residents: 5th, 6th, 7th FL.**

May 29, 2025

**RE: Notice of Rent Increase – Effective July 25th, 2025**

Dear Huntington House Residents,

Rent had not increased in over two years, but within three months of becoming **PREDATORY Cruz Management Company** "property manager" of **SLUMLORD YMCA of Greater Boston's Huntington House**, the **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz)**, increased the rent of "ALL Residents," INCLUDING (some) *unsubsidized* or **LIHTC** tenants in **units** with ***federal rent ceilings of $949***.

Rent Adjustment Details:

- Current contract rent: $1259.00
- New Effective Rent: $1308.00
- Amount of Increase: $49.00

This adjustment is necessary to offset rising operational costs, including maintenance, utilities, and property improvements, to continue providing a safe and comfortable environment for all residents.

If you have any questions about this rent increase or would like to discuss your rent renewal options, please feel free to contact the leasing office at 617-272-8194 or email us at jdennis@cruzcompanies.com

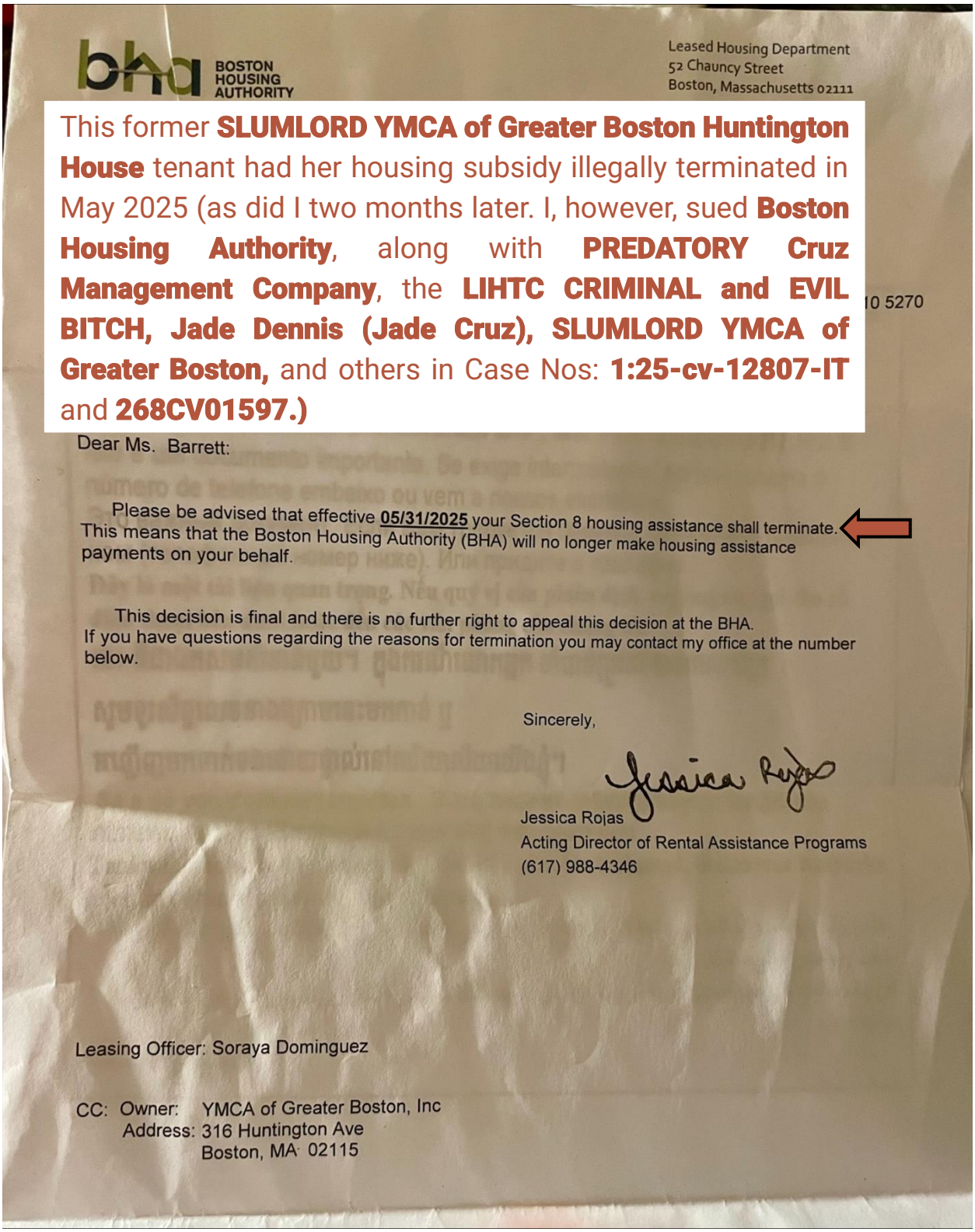
We appreciate your understanding and continued residency at Huntington House.

Sincerely,

*Jade Dennis*

*Property Manager*

# EXHIBIT 3



BOSTON HOUSING AUTHORITY

Leased Housing Department
52 Chauncy Street
Boston, Massachusetts 02111

This former **SLUMLORD YMCA of Greater Boston Huntington House** tenant had her housing subsidy illegally terminated in May 2025 (as did I two months later. I, however, sued **Boston Housing Authority**, along with **PREDATORY Cruz Management Company**, the **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz), SLUMLORD YMCA of Greater Boston,** and others in Case Nos: **1:25-cv-12807-IT** and **268CV01597.)**

10 5270

Dear Ms. Barrett:

Please be advised that effective **05/31/2025** your Section 8 housing assistance shall terminate. This means that the Boston Housing Authority (BHA) will no longer make housing assistance payments on your behalf.

This decision is final and there is no further right to appeal this decision at the BHA. If you have questions regarding the reasons for termination you may contact my office at the number below.

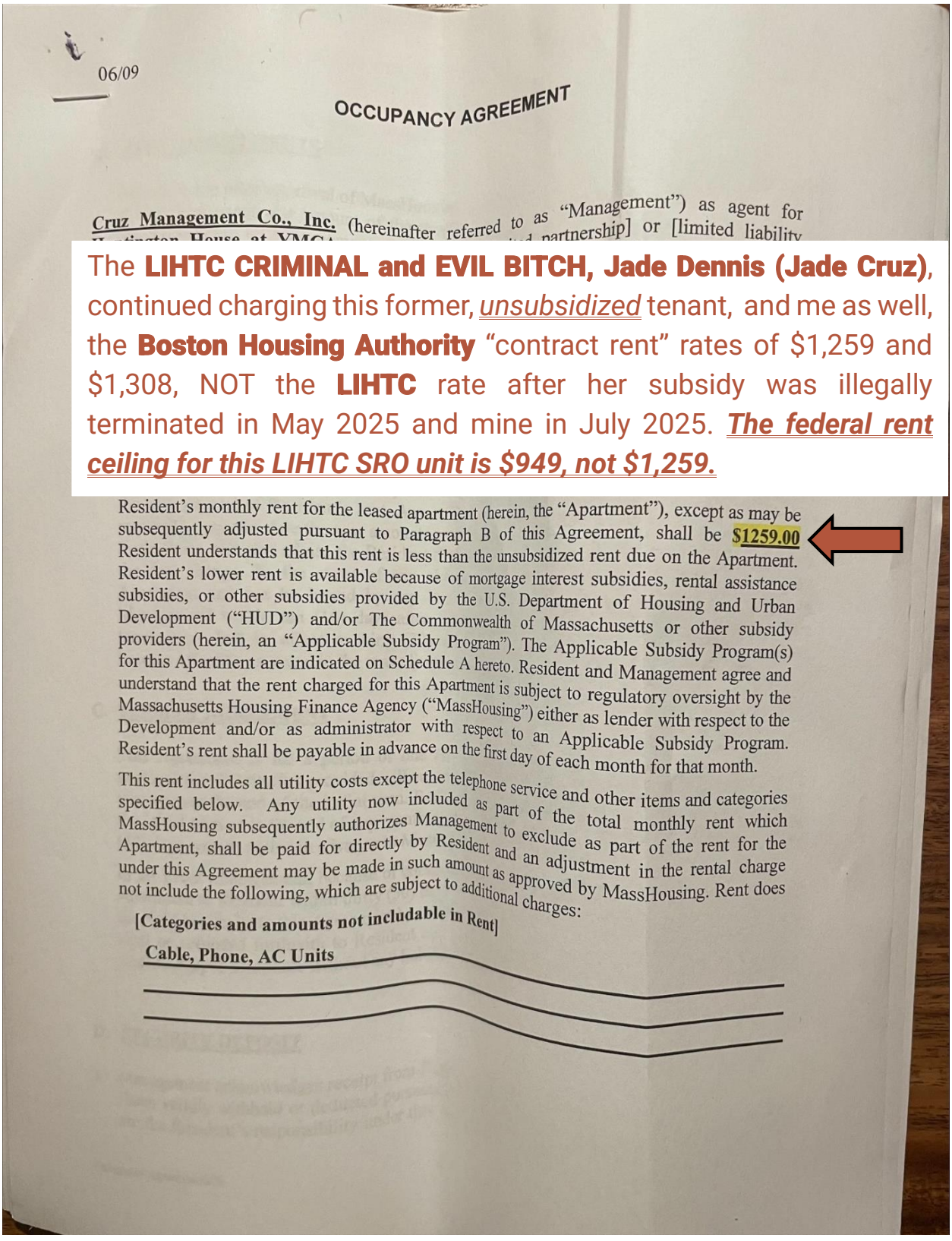
Sincerely,

Jessica Rojas
Acting Director of Rental Assistance Programs
(617) 988-4346

Leasing Officer: Soraya Dominguez

CC: Owner: YMCA of Greater Boston, Inc
Address: 316 Huntington Ave
Boston, MA 02115

# EXHIBIT 4



06/09

OCCUPANCY AGREEMENT

Cruz Management Co., Inc. (hereinafter referred to as "Management") as agent for [illegible] partnership] or [limited liability

The **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz)**, continued charging this former, *unsubsidized* tenant, and me as well, the **Boston Housing Authority** "contract rent" rates of $1,259 and $1,308, NOT the **LIHTC** rate after her subsidy was illegally terminated in May 2025 and mine in July 2025. ***The federal rent ceiling for this LIHTC SRO unit is $949, not $1,259.***

Resident's monthly rent for the leased apartment (herein, the "Apartment"), except as may be subsequently adjusted pursuant to Paragraph B of this Agreement, shall be **$1259.00** Resident understands that this rent is less than the unsubsidized rent due on the Apartment. Resident's lower rent is available because of mortgage interest subsidies, rental assistance subsidies, or other subsidies provided by the U.S. Department of Housing and Urban Development ("HUD") and/or The Commonwealth of Massachusetts or other subsidy providers (herein, an "Applicable Subsidy Program"). The Applicable Subsidy Program(s) for this Apartment are indicated on Schedule A hereto. Resident and Management agree and understand that the rent charged for this Apartment is subject to regulatory oversight by the Massachusetts Housing Finance Agency ("MassHousing") either as lender with respect to the Development and/or as administrator with respect to an Applicable Subsidy Program. Resident's rent shall be payable in advance on the first day of each month for that month.

This rent includes all utility costs except the telephone service and other items and categories specified below. Any utility now included as part of the total monthly rent which MassHousing subsequently authorizes Management to exclude as part of the rent for the Apartment, shall be paid for directly by Resident and an adjustment in the rental charge under this Agreement may be made in such amount as approved by MassHousing. Rent does not include the following, which are subject to additional charges:

**[Categories and amounts not includable in Rent]**

**Cable, Phone, AC Units**

The present address and telephone number of Management, who is responsible for the care, maintenance and repair of the Development, and who is authorized to receive notices of violations of law and to accept service of process on behalf of the Owner, is:

**Cruz Management Company, Inc**
**434 Massachusetts Avenue, Suite 300**
**Boston, Ma 02118**

**Management Office Tel: 617-789-9032** **Maintenance Office Tel: 617-474-2373**

**P. PENALTIES FOR FAILURE TO REPORT OR FOR SUBMITTING FALSE INFORMATION**

If Resident knowingly fails to report or falsely reports information on any application or recertification, or interim change regarding, family composition or other data on which Resident's eligibility or rent is determined, and as a result is charged a rent less than the amount required by applicable subsidy rules under any Applicable Subsidy Program, Resident agrees to reimburse Management for the difference between the rent that should have been paid and the rent that was charged. In addition, Resident may be subject to eviction because of material noncompliance with this Agreement and subject to penalties under federal and/or state law, which can involve fines and/or imprisonment and, under federal law, could include fines up to $10,000 and imprisonment for up to five (5) years. Resident is not required to reimburse Management for undercharges caused solely by Management's failure to follow applicable procedures under any Applicable Subsidy Program such as computing rent or assistance payments.

**Q. TRUSTEE/PARTNERSHIP**

In the event that the Owner is a trustee or a partnership, no trustee or beneficiary or shareholder of said trust and no partner, general or limited, of such partnership shall be personally liable to anyone under any term, condition, covenant, obligation, or agreement expressed herein or implied hereunder or for any claim of damage or cause of action at law or in equity arising out of the use, occupancy or maintenance of the Apartment and Resident shall look solely to the assets of such trust or partnership for satisfaction of any such liability.

**R. ATTACHMENTS AND SCHEDULES**

This Agreement shall include all Attachments and Schedules, which are affixed here to, and which are incorporated herein by reference.

Having read and understood the above, Management and Resident sign this Occupancy Agreement this day.

_____ Management Date: 6/16/2025

_____ Resident Date: 6/16/2025

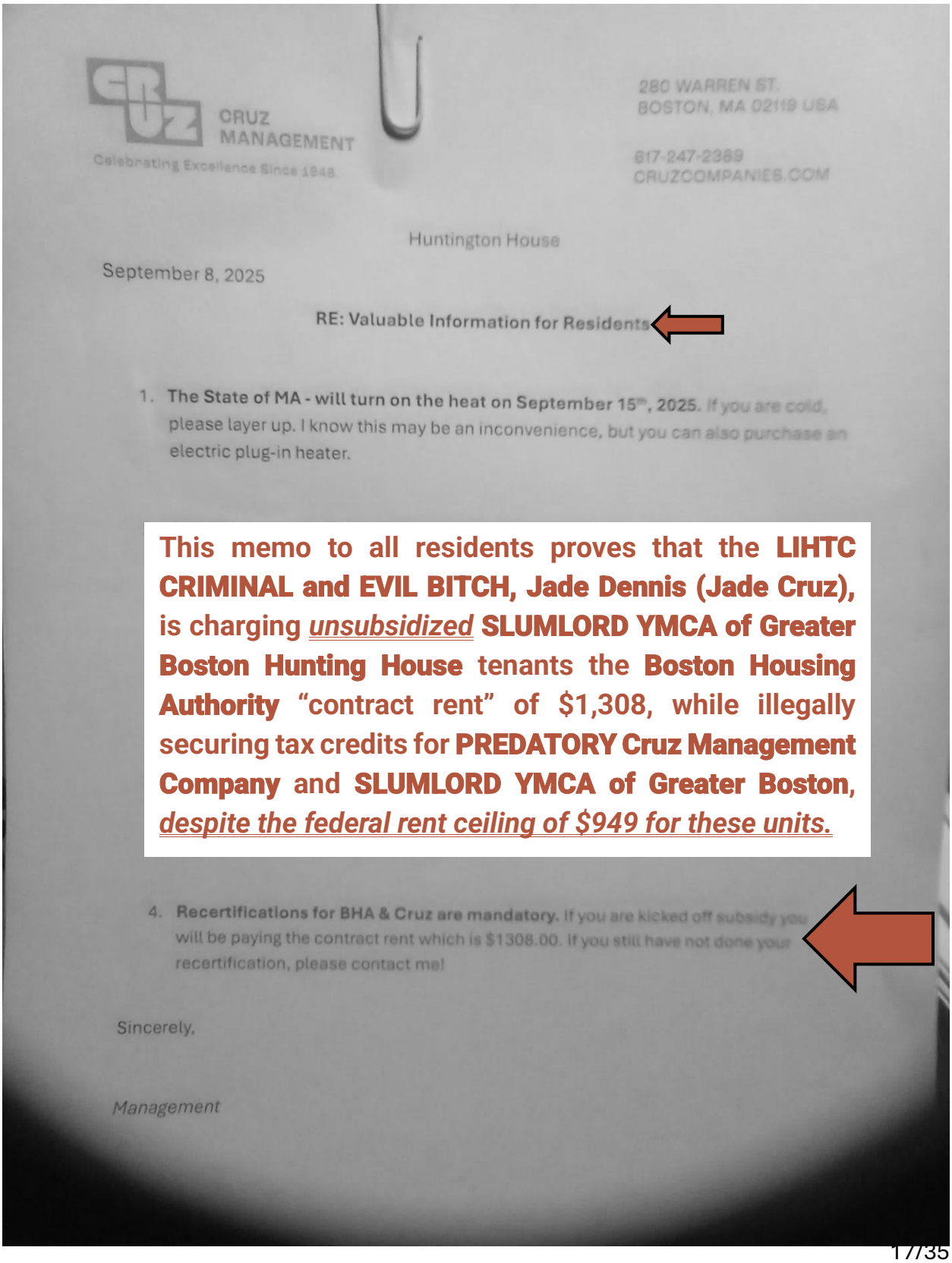
**Attachments:**





**Part of the DAVIDA v. GOLIATHAS Pro Se Litigation and Relocation Fundraising Series**
**Specifically for Federal Case Number 1:25-cv-12807-IT**
**ItsSoarTime.com**

# EXHIBIT 5



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280 WARREN ST.
BOSTON, MA 02119 USA

617-247-2389
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Huntington House

September 8, 2025

RE: Valuable Information for Residents

1. **The State of MA - will turn on the heat on September 15th, 2025.** If you are cold, please layer up. I know this may be an inconvenience, but you can also purchase an electric plug-in heater.

**This memo to all residents proves that the LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz), is charging *unsubsidized* SLUMLORD YMCA of Greater Boston Hunting House tenants the Boston Housing Authority "contract rent" of $1,308, while illegally securing tax credits for PREDATORY Cruz Management Company and SLUMLORD YMCA of Greater Boston, *despite the federal rent ceiling of $949 for these units.***

4. **Recertifications for BHA & Cruz are mandatory.** If you are kicked off subsidy you will be paying the contract rent which is $1308.00. If you still have not done your recertification, please contact me!

Sincerely,

*Management*

# EXHIBIT 6

In this memo to me the **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz),** acknowledges that I am an ***unsubsidized*** tenant in a **LIHTC** unit, YET states that IT is charging me the **Boston Housing Authority** "contract rent" of $1,308, ***despite the federal rent ceiling of $949 for the unit***.

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October 21st, 2025

from Boston Housing

31st, 2025. Can you confirm

if you received the notice from Boston Housing Authority dated July 28th, 2025?

**I will need a response by October 23rd, 2025.**

Please note living at the Huntington House with no subsidy attached to the unit. You will now be under the LIHTC Program. The contract rent is $1308.00. Please advise if you will remain at the YMCA - Huntington House. If not, please submit a proper 30-day notice.

If you have any questions, please don't hesitate to contact me via email 'jdennis@cruzcompanies.com or 617-272-8194.

*Sincerely,*

*Jade Dennis*

*Property Manager*

# EXHIBIT 7

- EX. 5 25SP5615 3/24/26

Resident Ledger (NON HAP)

CRUZ MANAGEMENT

Date: 03/18/2026

| Code | |
|---|---|
| Name | |
| Address | |
| City | |

The **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz)**, notes "**NON HAP**," which means NON HOUSING ASSISTANCE PAYMENT on my "Resident Ledger." Yet after the unlawful termination of my subsidy on July 31, 2025, IT continued charging me the **Boston Housing Authority** "contract rent" of $1,308, despite the fact that ***there is a federal rent ceiling of $949 for this unit.***

| Date | | | | | | | |
|---|---|---|---|---|---|---|---|
| 06/21/2012 | | | | | | | |
| 06/21/2012 | | | | | | | |
| 03/31/2021 | | | | | | | |
| 06/06/2023 | | | | | | | |
| 09/01/2023 | | | | | | | |
| 09/01/2023 | | | | | | | |
| 10/01/2023 | | | | | | | |
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| 06/04/2024 | | | | | | | |
| 06/05/2025 | deprit | 06/2025 | 3D INT 06/01/24 – 06/30/25 | (0.68) | | (8.58) | 839990 |
| 08/01/2025 | rent | 10/2025 | Adjust Rent-Tenant Portion (08/25) | 1,308.00 | | 1,299.42 | 854395 |
| 09/01/2025 | rent | 10/2025 | Adjust Rent-Tenant Portion (09/25) | 1,308.00 | | | |
| 10/01/2025 | rent | 10/2025 | Adjust Rent-Tenant Portion (10/25) | 1,308.00 | | 3,915.42 | 854394 |
| 11/01/2025 | rent | 11/2025 | Rent-Tenant Portion (11/2025) | 1,308.00 | | | |

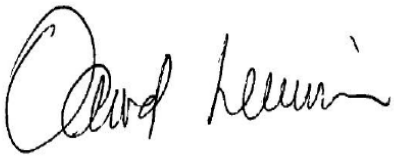
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 12/01/2025 | rent | 12/2025 | Rent-Tenant Portion (12/2025) | 1,308.00 | | 6,531.42 | 859269 |
| 01/01/2026 | rent | 01/2026 | Rent-Tenant Portion (01/2026) | 1,308.00 | | | |
| 02/01/2026 | rent | 02/2026 | Rent-Tenant Portion (02/2026) | 1,308.00 | | | |
| 03/01/2026 | rent | 03/2026 | Rent-Tenant Portion (03/2026) | 1,308.00 | | 10,455.42 | 868438 |

In a separate e-book I will detail how the **BIASED AND ELITIST Eastern Housing Court** justified ***ONCE AGAIN*** supporting and protecting these **corporate criminals—SLUMLORD YMCA of Greater Boston, PREDATORY Cruz Management Company, and the LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz)**—by issuing a May 20, 2026, order where an "abatement" of a use and occupancy payment *was based on the **FRAUDULENT $1,308***.

# EXHIBIT 8

**WHEREFORE**, Plaintiff moves this Honorable Court to order the Defendant, after hearing, to deposit the past due rent of $5,223.42, and future use and occupancy of $1,308.00 per month, or as same may be determined or redetermined, by the fifth (5th) day of each month to the Plaintiff, pending the outcome of the trial.

Plaintiff, by its attorneys,

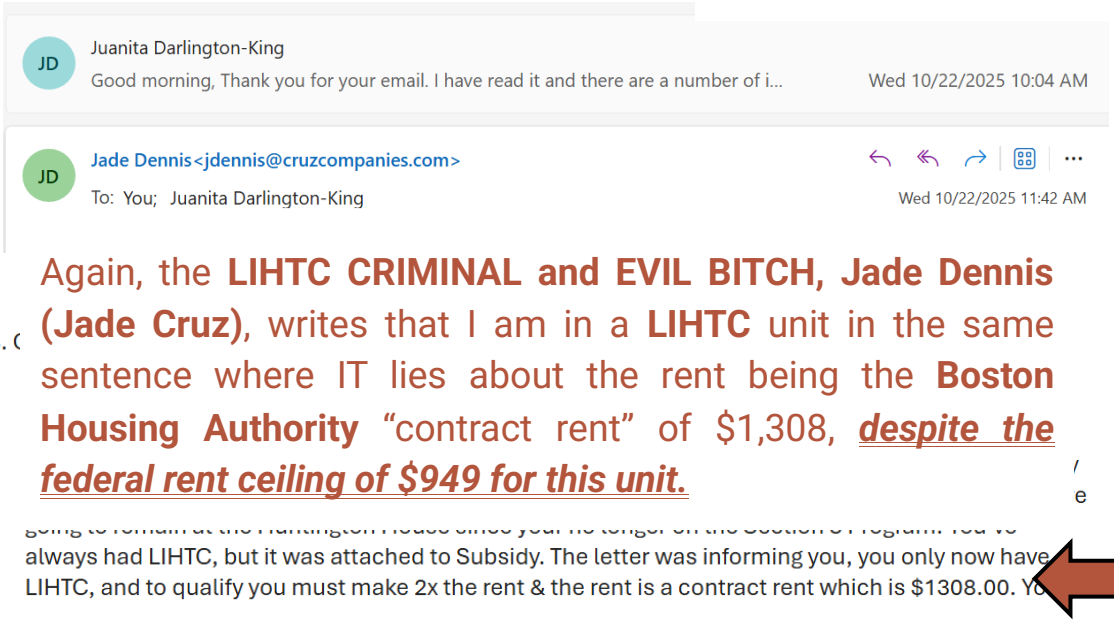


Jeffrey C. Turk, Esq. - BBO #562152
David Levinson, Esq. – BBO #650221
TURK & MILONE, LLP
10 Forbes Road, Suite 320W
Braintree, MA 02184
(781) 356-4200
jturk@turkmilonelaw.com
dlevinson@turkmilonelaw.com

Dated: November 5, 2025

Not only did the **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz),** issue a motion demanding a use and occupancy based on a **FRAUDULENT $1,308** "contract rent" for a **LIHTC** unit with ***a federal rent ceiling of $949***, but IT also received approval from the **BIASED AND ELITIST Eastern Housing Court** to increase the rent whenever IT sees fit to do so! That will be addressed in detail in another e-book.

# EXHIBIT 9



JD Juanita Darlington-King
Good morning, Thank you for your email. I have read it and there are a number of i... Wed 10/22/2025 10:04 AM

JD Jade Dennis<jdennis@cruzcompanies.com>
To: You; Juanita Darlington-King
Wed 10/22/2025 11:42 AM

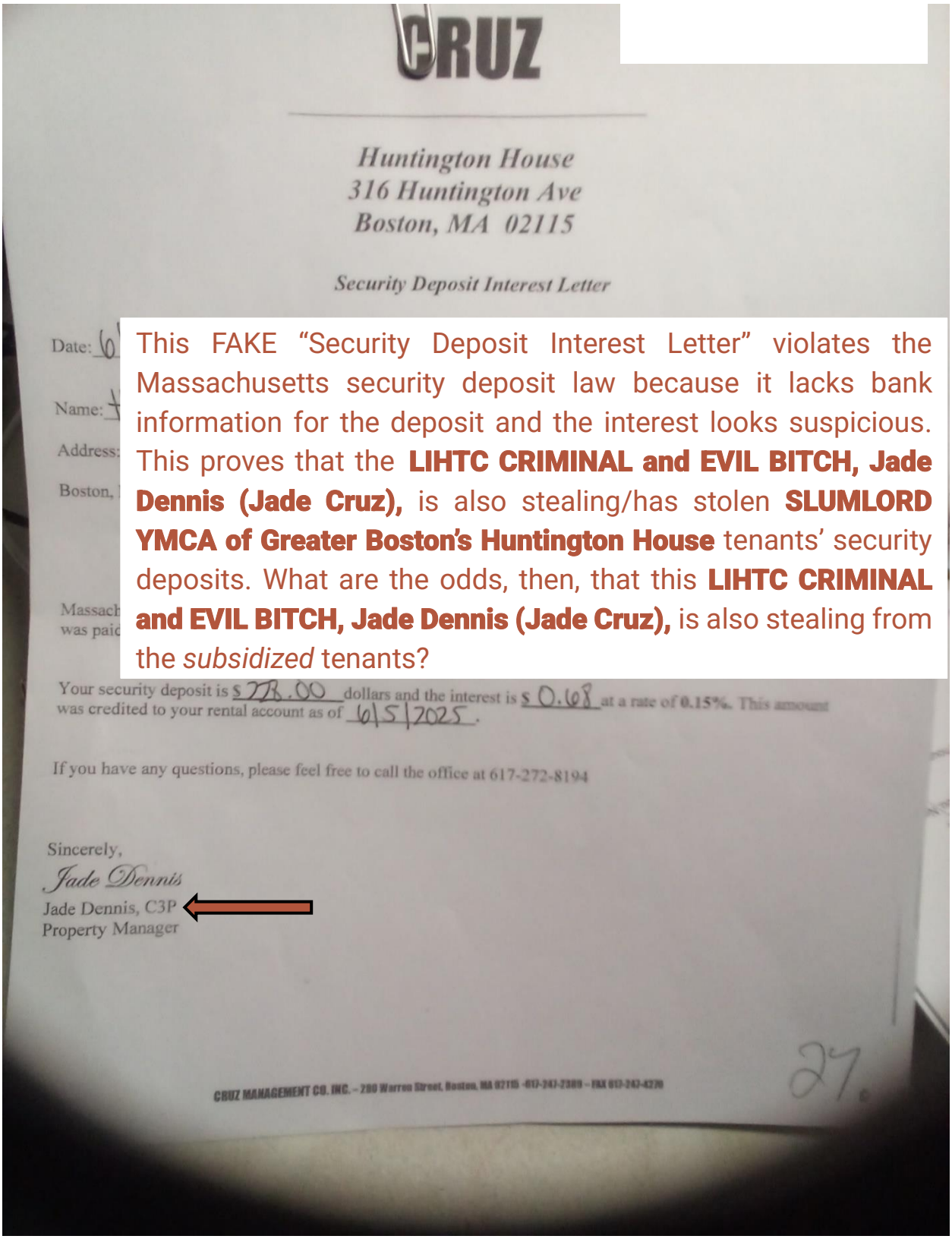
4. ( Again, the **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz)**, writes that I am in a **LIHTC** unit in the same sentence where IT lies about the rent being the **Boston Housing Authority** "contract rent" of $1,308, ***despite the federal rent ceiling of $949 for this unit.***

always had LIHTC, but it was attached to Subsidy. The letter was informing you, you only now have LIHTC, and to qualify you must make 2x the rent & the rent is a contract rent which is $1308.00. Y

Also note the C3P signature that the **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz),** uses in this email. This means as a **LIHTC**-certified "professional" the **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz),** is KNOWINGLY AND DELIBERATELY overcharging me and other **LIHTC** tenants "managed" by **PREDATORY Cruz Management Company** in the **SLUMLORD YMCA of Greater Boston's Huntington House** by ***at least $200*** a month KNOWING tenants are too afraid of speaking out for fear of being evicted in a city where rent for an unshared studio apartment starts at $3000!

**Jade Dennis, C3P**
YMCA - Property Manager

# EXHIBIT 10


CRUZ
Huntington House
316 Huntington Ave
Boston, MA 02115
Security Deposit Interest Letter
Date: 6
Name:
Address:
Boston,
Massach
was paic
Your security deposit is $ 228.00 dollars and the interest is $ 0.68 at a rate of 0.15%. This amount was credited to your rental account as of 6/5/2025.
If you have any questions, please feel free to call the office at 617-272-8194
Sincerely,
Jade Dennis
Jade Dennis, C3P
Property Manager
CRUZ MANAGEMENT CO. INC. – 280 Warren Street, Boston, MA 02135 -617-242-2389 – FAX 617-242-4270
27

This FAKE "Security Deposit Interest Letter" violates the Massachusetts security deposit law because it lacks bank information for the deposit and the interest looks suspicious. This proves that the **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz),** is also stealing/has stolen **SLUMLORD YMCA of Greater Boston's Huntington House** tenants' security deposits. What are the odds, then, that this **LIHTC CRIMINAL and EVIL BITCH, Jade Dennis (Jade Cruz),** is also stealing from the *subsidized* tenants?

# DAVIDA v. GOLIATHAS Pro Se

# Litigation and Relocation

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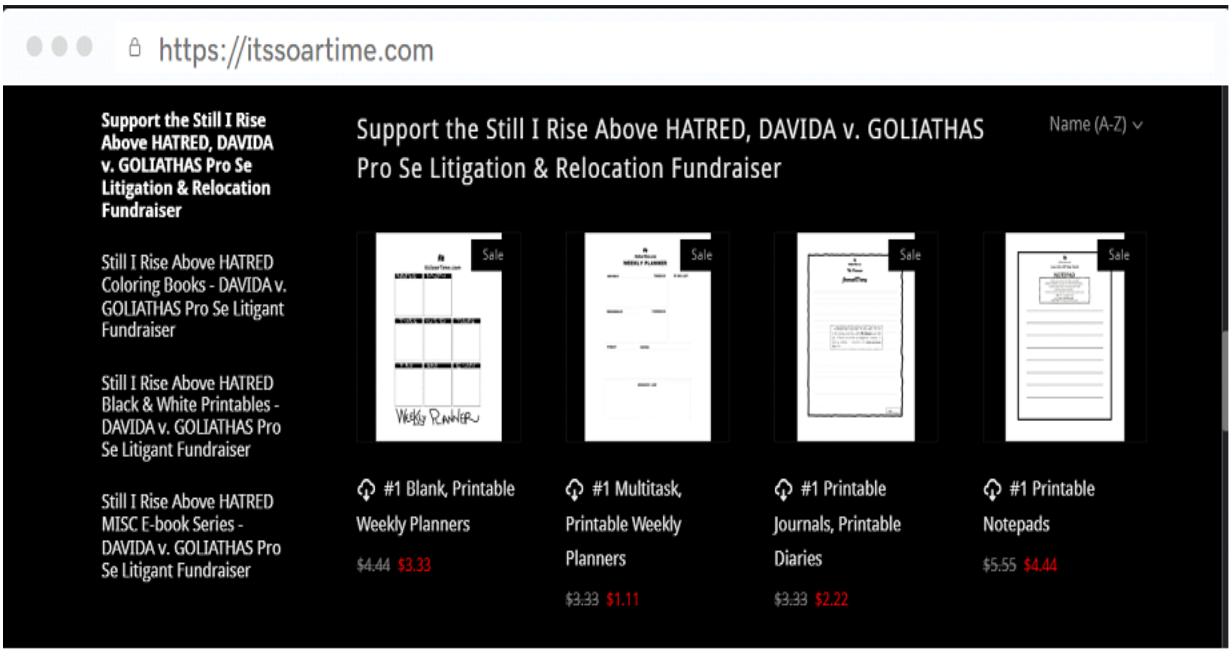
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$4.44 $3.33
#1 Multitask, Printable Weekly Planners
$3.33 $1.11
#1 Printable Journals, Printable Diaries
$3.33 $2.22
#1 Printable Notepads
$5.55 $4.44

# Bless and Tip the Still I Rise Above

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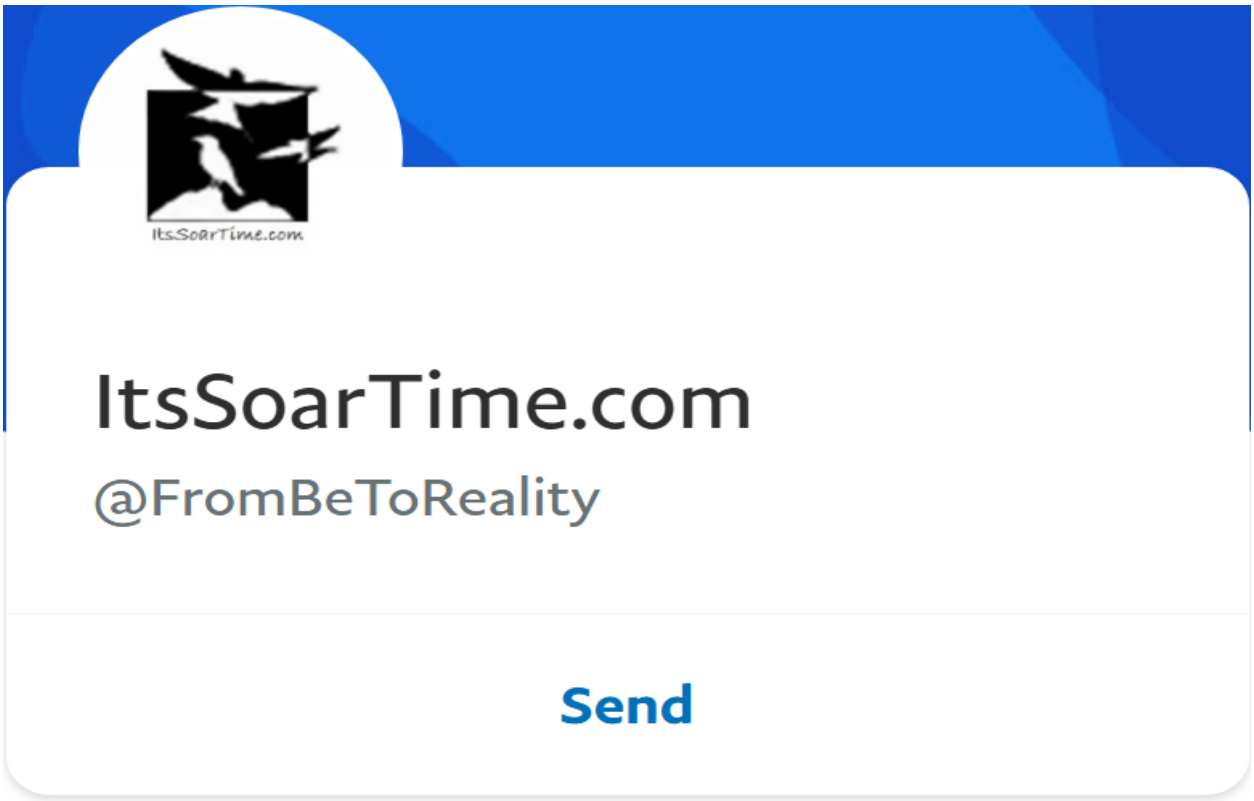
## PayPal.Me

https://www.paypal.com/paypalme/FromBeToReality



# Donate to the Still I Rise Above

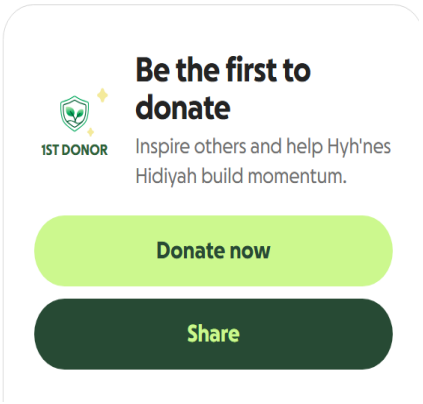
# HATRED relocation and

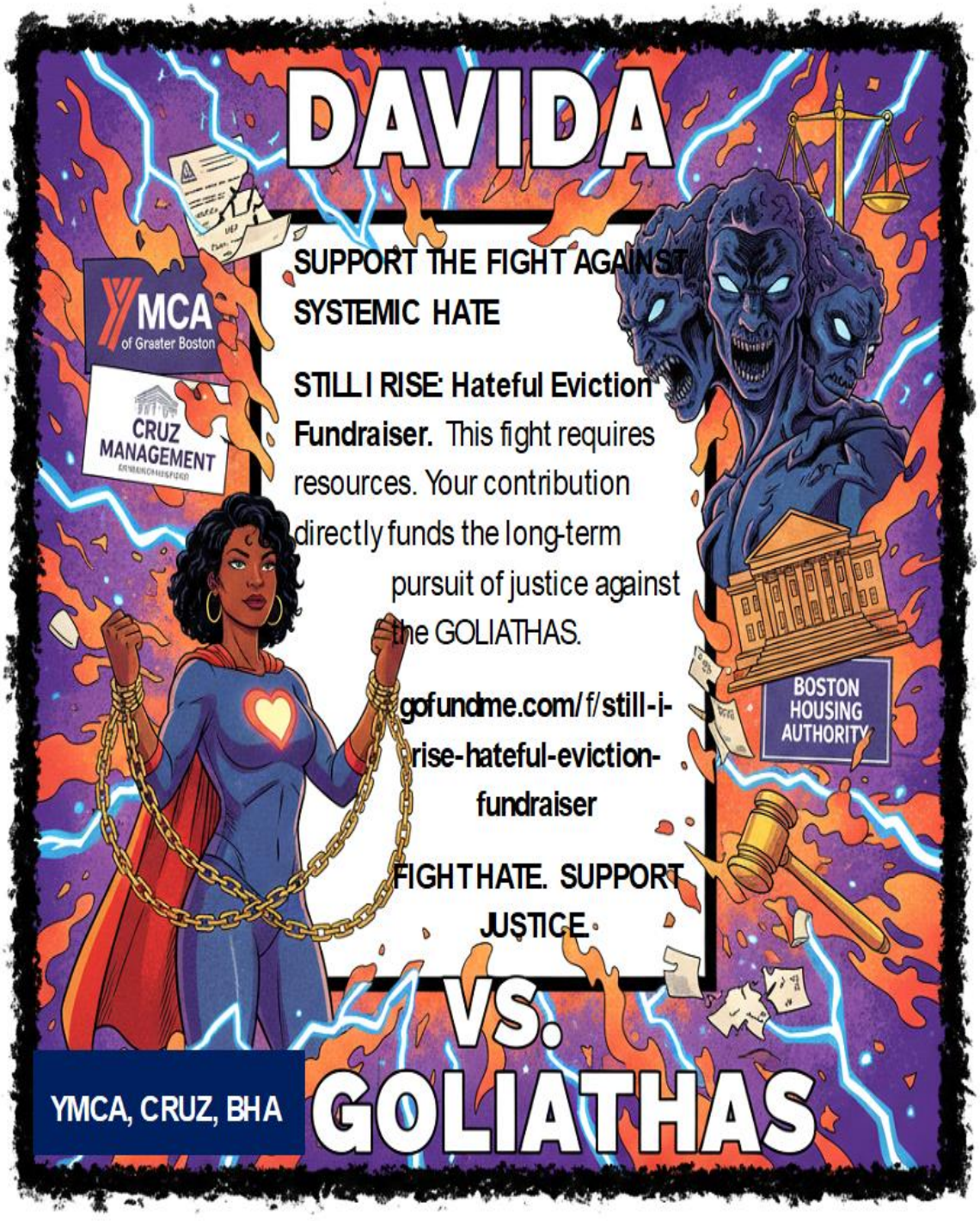
# housing stability fundraiser

# at:

https://www.gofundme.com/f/still-i-rise-hateful-eviction-fundraiser

**Still I Rise: Hateful Eviction Fundraiser**




DAVIDA
SUPPORT THE FIGHT AGAINST SYSTEMIC HATE
STILL I RISE: Hateful Eviction Fundraiser. This fight requires resources. Your contribution directly funds the long-term pursuit of justice against the GOLIATHAS.
gofundme.com/f/still-i-rise-hateful-eviction-fundraiser
FIGHT HATE. SUPPORT JUSTICE.
YMCA of Greater Boston
CRUZ MANAGEMENT
BOSTON HOUSING AUTHORITY
YMCA, CRUZ, BHA
VS.
GOLIATHAS

# Subscribe To @ItsSoarTime on YouTube!

https://www.youtube.com/@ItsSoarTime/videos

## Unabridged Channel Description

Doing my best to help those who want help to SOAR Above Trauma and SOAR Above Drama as I fight to do the same! *Specifically,* refer to my SOAR Above and LAUGHTER MEDICINE playlists, and any music playlist.

My **Still I Rise Above HATRED** playlist is about how I am fighting to SOAR Above the trauma and drama in my pro se **DAVIDA v. GOLIATHAS** legal battle***S*** in two separate cases. In Federal Case Number 1:25-cv-12807-IT my fight is against:

- **the YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER BOSTON (BOSTON YMCA, HUNTINGTON AVENUE YMCA, YMCA OF BOSTON, YMCA OF GREATER BOSTON)**
- **CRUZ MANAGEMENT COMPANY (CRUZ COMPANIES)**
- **BOSTON HOUSING AUTHORITY (BHA)**
- **EASTERN HOUSING COURT**

In Federal Case Number 1:25-cv-12540-AK my fight is against:

- Amazon.com, Incorporated
- Prime Now, LLC

🌐 **VISIT MY WEBSITE** & 💰 **SUPPORT MY FIGHTS at:**

- https://www.ItsSoarTime.com and/or
- https://play.google.com/store/search?q=ItsSoarTime.com&c=books and/or
- https://www.gofundme.com/f/still-i-rise-hateful-eviction-fundraiser

All purchases are fundraisers for my **Still I Rise Above HATRED** mission and legacy of accountability, as well as for relocation and housing stability.

📚 **READ THE EVIDENCE** & ⚖️ **YOU BE THE JUDGE**

I invite you to play the **YOU BE THE JUDGE** game at:

- https://stilliriseabovehatred.substack.com (Subscribe for FREE!)
- play the abridged version on YouTube. Look for the videos on my Still I Rise Above HATRED playlist at: https://www.youtube.com/playlist?list=PLY0Wg31IfXmhtBACYa_0IfYfdAN1GINbX

On both platforms, how you play YOU BE THE JUDGE is by simply:

- considering the (already ruled on, not in discovery) legal claims presented;

- reviewing the (already ruled on, not in discovery) evidence shared only in the Substack post; and
- issuing your verdict in the comment section.

It's easy, simple, non-time consuming, thought-provoking, and fun!

Thank you for your time, consideration, game participation/comments, donations, purchases, thumbs up, and for subscribing!

**SOAR Above Trauma! SOAR Above Drama! Rise Above HATRED! by utilizing one of the many playlists on my YouTube channel—@ItsSoarTime—to help you do just that!**

**ItsSoarTime!**

**PeacePeacePeace!**

**The YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER BOSTON (YMCA OF GREATER BOSTON, YMCA OF BOSTON, BOSTON YMCA, HUNTINGTON AVENUE YMCA)** and **CRUZ MANAGEMENT COMPANY OF CRUZ COMPANIES** have done much more than consistently violate my civil rights. They, along with the **EASTERN HOUSING COURT**, have caused me documented Post-Traumatic Stress Disorder, Complex Post-Traumatic Stress Disorder, and ongoing trauma since March 2020 because, as a Black, former Section 8 tenant, I refused to stop engaging in protected activities.

Now, after **Jade Cruz (Jade Dennis)** of **CRUZ MANAGEMENT COMPANY OF CRUZ COMPANIES** orchestrated the illegal termination of my housing subsidy with **Jessica Rojas** of the **BOSTON HOUSING AUTHORITY,** the **YMCA OF GREATER BOSTON** and **CRUZ MANAGEMENT COMPANY—i.e., Jade Dennis (Jade Cruz)—**want to render me homeless. The **EASTERN HOUSING COURT** will happily oblige them.

Transparency is my only shield. Help me reach those who have the power, platform, and desire to influence change by sharing this document and/or the following links.

- **GoFundMe: Still I Rise: Hateful Eviction Fundraiser.** Any contribution goes directly toward moving costs and securing stable housing.

  https://www.gofundme.com/f/still-i-rise-hateful-eviction-fundraiser

- **Google Play Books: DAVIDA v. GOLIATHAS Pro Se Litigation and Relocation Fundraising.** Supporting my work as an author directly funds my relocation and my

ability to continue this fight in Federal Court from a place of safety. ***FREE*** downloads are also available.

https://play.google.com/store/search?q=itssoartime.com&c=books

- **ItsSoarTime.com:** Digital fundraising products.

  https://www.ItsSoarTime.com

- **PayPal:** Donations, Tips, Blessings! THANK YOU!

  https://www.paypal.com/paypalme/FromBeToReality

**Homeless I will not be again!**

**Silent I will never be!**

**THERE WILL BE ACCOUNTABILITY!**

**Thank you for your time, consideration, and help in my Still I Rise Above HATRED mission and legacy of accountability and my DAVIDA v. GOLIATAHS Pro Se Litigation and Relocation Fundraising!**

**ItsSoarTime!**

**PeacePeacePeace!!!**

# PLEASE LEAVE A REVIEW and/or A RATING FOR THIS E-BOOK!! THANK YOU!